

संख्या: हडको/CHRO/2021/

दिनांक : 08.11.2021

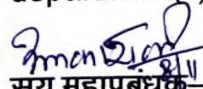
प्रेषक : क्षेत्रीय कार्यालय : चण्डीगढ़.	सेवा में : कार्यकारी निदेशक (C&C)/c मुख्यालय, नई दिल्ली
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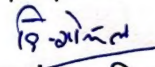
विषय: **New Office Space for Chandigarh Regional Office.**

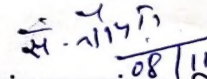
संदर्भ: मुख्यालय IOM दिनांक 08.10.2021.

Please refer to the above IOM of V&EM Wing on the above mentioned subject. In this regard, it is to inform that the BSNL vide its letter dated 18.10.2021 has communicated its approval for hiring of office space at 1st Floor of Admn. Building, Sector 34, Chandigarh for setting up office with certain conditions (copy enclosed for ready reference). In this regard, it is pertinent to mention here that in the meanwhile we have received a letter dated 11.10.2021 from the landlady of the present office building i.e. SCO 132-133, Sector 34, Chandigarh requesting us for renewal of lease for the office space @ Rs.80.50 per sqft. as available at 1st & 2nd Floor. Landlady has also enclosed a copy of rent receivable of CPWD wherein rent calculated for DTRTI Chandigarh for 3rd & 4th Floor at the same building which is assessed by CPWD. A copy of the above letter is enclosed for ready reference and record please.

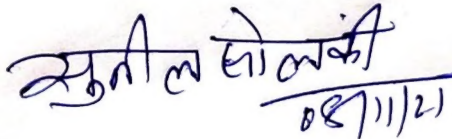
In view of above, it is requested that the necessary approval from the Competent Authority may be obtained at the earliest so that the same can be communicated to BSNL to finalise the office space for HUDCO office. It is pertinent to mention here that as gathered from BSNL officials, they have many other offers for the same office space from other Govt. departments and there is apprehension that due to delay on the part of HUDCO for finalizing the proposal, the said building may be taken by such other Govt. department(s) for their office purpose.


संयु. महाप्रबंधक-परि


संयु. महाप्रबंधक-वित


संयु. महाप्रबंधक-विधि

क्षेत्रीय प्रमुख


08/11/21

कार्यकारी निदेशक (C&C)/c
मुख्यालय, नई दिल्ली

4179

2/10/21

TOP PRIORITY

Pl. put up urgently along with
the letter of Land Lady, so that

20/10/21

21/10

**Bharat Sanchar Nigam Ltd.**

(A Govt. of India Enterprise)

Office of the General Manager Telecom District, Sector 34, Chandigarh-160022

JL MCB-AT

To

The Regional Director
HUDCO (Regional Office)
SCO-132-133, 1st and 2nd floor,
Sector-34, Chandigarh.

No :- Bldg/Renting out vacant space/BSNL Bldg/Vol-V/37

Dated :- 18/10/2021

**Subject:-Regarding proposal for renting out vacant space at 1st Floor Admin. building
Sector- 34, Chandigarh to The HUDCO Regional Office, Chandigarh.**

Ref:- The Regional Director, HUDCO Chandigarh letter dated 08.10.2021.

It is pleased to inform that your request Dt: 08.10.2021 for hiring of office space at 1st floor of Admin Building, Sector-34, Chandigarh for setting up Office has been approved by competent authority under subject to following conditions :-

1. Renting out Approx 6000 Sq.ft of covered area at 1st Floor of Admn. Building Sector 34-A, Chandigarh to Housing and Urban Development Corporation Ltd(Regional Office) Chandigarh @ a monthly rent of Rs.4,50,000/- (i.e. @Rs 75/- per Sq.ft) per month of Covered area + GST and other taxes as applicable.
2. The rent shall be enhanced @ 15% (i.e. @ 5% per annum) after every three years commencing from the date of handing over the possession of the premises.
3. The HUDCO shall deposit interest free security deposit equivalent to three month's rent and one month advance rent before taking possession.
4. Lease agreement shall be made for ten years distributed in four phases (3+3+3+1 years) with provision of upward renewal of rent after every three years.
5. The HUDCO shall get installed the Sub-meter for electricity supply at its own cost and the electricity charges shall be paid by HUDCO.
6. Water charges & water tax shall be paid by HUDCO on pro-rata basis.
7. In case Lease Deed is got notarized, then charges shall be borne by HUDCO & BSNL equally. However, in case Lease Deed is required to be got registered, then all charges including stamp duty shall be borne by HUDCO.

So it is hereby offered the vacant space of approx. 6000 Sq.Fts of covered area at 1st floor of Admin Building, Sector-34, Chandigarh for setting up Office.

20/10/21
AGM (L&B)
O/o GMT/D., Chandigarh.

Copy to:-

1. The AGM (L&B) O/o CGMT. Punjab Circle, Chandigarh.
2. The EE(C), CD-1, Sec-17, Chandigarh
3. The EE(Electrical), Sec-34, Chandigarh

Jasleen Randhawa,
House No. 70, Sector 9A,
Chandigarh, India 160009.

Date: 11.10.2021

To,
The Regional Chief,
Housing & Urban Development Corporation Ltd.,
1st & 2nd floor, SCO 132-133, Sector 34-A, Chandigarh.

Subject: Renewal of lease for first and second floors of SCO 132-133, Sector 34.

Dear Sir,

With reference to your letter regarding the above subject wherein you stated that you are waiting for the CPWD rates to send to your HO for finalization of the new lease — the CPWD has now finalized the rental rates for all the floors of the above SCO, at the request of the DTRTI office in the same SCO. A copy of the fair rentals is attached for your kind reference.

The rates calculated by CPWD are at the end of page 2 of their letter (including for your floors) as follows:

Considering the average rent of Rs. 80.50 per sqft for Second Floor.

Note:- As per general trend observed in Chandigarh (Approved in Hiring Committee meeting held on 06.08.2021)

Rent for Basement	10% Less of Avg. Rent		
Rent for Ground Floor	40% Plus of Avg. Rent		
Rent for First Floor	10% Plus of Avg. Rent		
Rent for Second Floor	Average Rent	80.50	
Rent for Third Floor = 295.40 sqm or 3178.50 sqft	15% Less of Avg. Rent	68.43	217504.76
Rent for Fourth Floor = 311.08 sqm or 3347.22 sqft	25% Less of Avg. Rent	60.38	202105.14

Rent Per Month= 419610/-

We have also surveyed rental rates of properties immediately next to our SCO and other SCOs let out to Govt. offices in Sector 34 and a summary page is attached, along with their leases. It may kindly be seen that the current market rents are much higher than these conservatively estimated rental rates by CPWD for our SCO. Also, the CPWD estimate is from June 2020 onwards while now the rentals have further increased in 2021.

Because of our long relationship, however, we are pleased to offer these last year's CPWD rates for this year onwards also for your office, even though they are much less than the current market rates as you can see from the entries in the attached table and leases.

We look forward to renewing the lease as early as possible at the CPWD rates.

Thanking you,
Yours sincerely,



Jasleen Randhawa
(Co-Owner & POA holder
of other Co-Owners)

Attachments:

- Summary statement of adjoining office/commercial rentals.
- Copies of 5 leases as mentioned in summary statement.
- RRC For 3rd & 4th Floors, SCO 132-33, Sec 34A For DTRTI, Income Tax Dept.
- RENT CALCULATIONS FOR SCO 132-133, Sec 34, BY CPWD.

ABSTRACT OF COST

nt Calculation for SCO 132-133, Sector-34 A, Chandigarh (office accommodation of DTRTI) Rent Calculated w.e.f. 01/07/2020.

Plinth Area under consideration of Rent Calculated 3rd & 4th Floor.

Description of Item	Qty	Unit	Rate	Amount	Remarks (PAR) 01.04.2020
Plot area = 3347.22 Sqft or 311.08 Sqm or 371.95 Sq. Yard RCC framed structure of building Life of building = 75 years. Year of Construction: 1988 Height of bldg: 3.42 mtrs Plinth area of floors 3rd & 4th Floor = 606.48 sqm or 6525.72 Sqft.					
(i) R.C.C. frame Structure floor height = 3.60 mtr					
2 Less for 0.40 m lesser height	606.48	Sqm	25800.00	15647184.00	1.1.1
(3.60 - 3.42) = 0.18 mtr (350x0.18/0.30) = 210	606.48	Sqm	-210.00	-127361.00	1.2.3
SERVICES			Total:	15519823.00	(A)
3 Add for water Supply & Sanitary on (B)	15519823.00	%	4.00	620793.00	3.1
4 External service connection on (B)	15519823.00	%	5.00	775991.00	3.2
5 Add internal electrical installation on (B) with fan	15519823.00	%	12.50	1939978.00	3.3
6 Add wiring & Plug on (B)	15519823.00	%	4.00	620793.00	3.6.1
7 Less Cost Index @ -7.00%	19477378.00	%	7.00	-1363416.00	
Total Building cost (Reproduction method)			Total:	2594139.00	(B)
8 Total Depreciation			Total: (A+B)	18113962.00	(C)
D=0.94XCXA D=0.94X18113962X33 (A+R) (33+42)				-7491935.00	
Additional Facilities					
9 Passenger lift 8 persons (Year-1990) reduced 50% for depreciation reduced 50% for floors under consideration	1			1600000.00 800000.00 400000.00	4.1.1
			Total:	11022027.00	(D)
10 Total Land Cost	371.95		416988.00	155098687.00	
Land cost of 3rd & 4th floor = (Total cost / 1579.99) * 606.48				59534743.00	(E)
Land cost + cost of building (D+E)			Total:	70566740.00	(F)
Rent for annum					
(a) Rent per annum @ 8% on F				5644539.00	(G)
Add Maintenance charges @ 12 % on G				677345.00	(H)
Add Sinking funds ((0.06/(1+0.06)^n-1)Xdepreciation cost of bldg. i.e. 935.00 (0.06) (1+0.06)^42 -1 X 7491935				42568.00	(I)
Total assessed rent per annum (G)+(H)+(I)			Grand Total	6364452.00	
Average Rent per month				530371.00	
Average Rent on plinth area (606.48 sqm)				875.00 Sqm	
Average Rent on plinth area (6525.72 sqft)				875.00 Sqft	

Considering the average rent of Rs. 80.50 per sqft for Second Floor.

NOTE:- As per general trend observed in Chandigarh (Approved in Hiring Committee meeting held on 06.08.2021)

Rent for Basement	10% Less of Avg. Rent		
Rent for Ground Floor	40% Plus of Avg. Rent		
Rent for First Floor	10% Plus of Avg. Rent		
Rent for Second Floor	Average Rent	80.50	
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		Rent Per Month =	419610 /-

- Payment of Electrical bill and water supply charges bill shall be paid by the hiring agency.
- Hiring department may check the prevailing market rent of such type of accommodation in the nearby area, before making agreement with the landlord.



भारत सरकार
GOVERNMENT OF INDIA
केन्द्रीय लोक निर्माण विभाग
CENTRAL PUBLIC WORKS DEPARTMENT



कार्यालय अधीक्षण अभियंता, चण्डीगढ़

केन्द्रीय सदन, सेक्टर 9-ए

चण्डीगढ़ - 160009

दूरभाष 0172.2743414

फैक्स 0172.2741671



O/o Superintending Engineer, Chandigarh

Kendriya Sadan, Sector 9-A

Chandigarh-160009

E-mail: ce.chd@cpwd.gov.in

RENT REASONABLENESS CERTIFICATE

Certified that reasonable rent of Premises with description as SCO No. 132-133 for 3rd & 4th Floor, Sector-34 A, Chandigarh owned by Mrs. Jasleen Randhawa & family already under tenancy of DTRTI, Chandigarh has been assessed as per guidelines issued by Directorate General of Works, CPWD vide No.8/1/2002-W.II(DGW)Pt. Dated 24.5.2004 the rent as effective from July, 2020 works out to Rs. 68.43 per sq.ft. and Rs. 60.38 per sq.ft. month for 3rd and 4th floor respectively of built up area 6525.72 sq.ft. The monthly rent will be Rs. 4,19,610/- (Rupees Four Lakh Nineteen Thousand Six Hundred and Ten only) excluding GST.

1. It shall be the responsibility of hiring department to see if the rent assessed as above is restricted to any particular limit in view of the terms and conditions of the existing lease assessment or any other relevant instructions issued by the competent authority to this effect.
2. The rent as indicated above is inclusive of Regular repairs and maintenance of the premises but exclusive of Water & Electricity charges payable to body which shall be borne by the Hiring Department.
3. The Municipal Tax component included in the rent as indicated above is NIL per month. It will be for the Hiring Department to settle the terms of payment of the rent to the owner with or without Municipal Tax by following any of the following alternatives: -
 - (a) Pay only net rent first and reimburse municipal tax to the owner separately on submission of proof of actual payment.
 - (b) Pay only net rent to the owner and pay municipal tax directly to the local body.
 - (c) Pay composite rent.

As municipal tax component of the rent has already been spelt out above, no request shall be entertained by Hiring Committee for re-assessment of rent on account of subsequent increase/ decrease in municipal tax, if any. It shall accordingly be for the hiring department to settle it in the beginning by a mutual agreement as to how such subsequent increase or decrease in municipal tax, if any shall be dealt with.

(एसओ के.एस.एस.) 08/0021

अधीक्षण अभियंता-चण्डीगढ़,
केन्द्रीय लोक निर्माण विभाग, चण्डीगढ़।

**SUMMARY OF CURRENT HUDCO LEASE RATES COMPARED TO
CURRENT LEASE RATES OF ADJOINING PROPERTIES**
(Copies of lease deeds attached)

NAME & ADDRESS (Floor)	Page no	AREA (in square foot)	PERIOD	RENT PER MONTH (in Rs.)	RENT PER MONTH (in Rs. per Square foot)
HUDCO, SCO 132-133, Sector 34-A, Chandigarh 1st Floor		2701 sq. ft.	July 2018 - June 2021	Rs 1,08,040/-	Rs. 40/-
HUDCO SCO 132-133, Sector 34-A, Chandigarh 2nd Floor		2984 sq. ft.	July 2018 - June 2021	Rs 1,07,424/-	Rs. 36/-
CENTRAL GOVT. National Cooperative Development Corporation (NCDC), SCO 150-152, Sector 34-A, Chandigarh. (Ground Floor)	Page 3	1398 sq. ft	01.04.2018 - 31.03.2021 (continuing with 5% increased rent)	Rs. 1,17,761/- (annual increase of 5%)	Rs 84.24/-
STATE GOVT. Punjab Infrastructure Dev. Board (PIDB), SCO 33-34-35, Sector 34-A, Chandigarh. (1st, 2nd & 3rd Floors)	Page 10	8980 sq. ft.	01.10.2020 to 30.09.2025	Rs. 7,22,872/- (annual increase of 5%)	Rs. 80.50/-
Global Educators, SCO 130-131, Sector 34-A, Chandigarh. (2nd Floor)	Page 11	800 sq. ft.	01.11.2017 to 31.10.2022	Rs. 94,478/- (annual increase of 8%)	Rs. 118/-
Vidya Jyoti Educational Society, SCO 130-131, Sector 34-A, Chandigarh. (2nd Floor)	Page 19	1400 sq. ft.	01.11.2017 to 31.10.2022	Rs. 1,13,374/- (annual increase of 8%)	Rs. 80.98/-
Ujjivan Small Finance Bank, SCO 130-131, Sector 34-A, Chandigarh. (Ground Floor)	Page 28	1300 sq. ft.	01.01.2021 to 31.06.2021	Rs. 1,49,940/-	Rs. 115.34/-
			01.07.2021 to 31.06.2022	Rs 1,57,437/- (annual increase of 5%)	Rs 121.10/-
			01.07.2022 to 31.06.2023	Rs 1,65,309/-	Rs 127.16/-